

67-1535

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VOLUME PAGE 10139

A WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That the City of Klamath Falls, a Municipal Corporation organized in incorporated under the laws of the State of Oregon, in consideration of the sum of \$10.00 to it paid by W. Don Miller and Ellen Miller, husband and wife, has bargained and sold, and by these presents does bargain, grant, sell and convey unto the said W. Don Miller and Ellen Miller, husband and wife, all the following bounded and described real property situated within Klamath County, Oregon, to-wit:

Beginning at a point on the township line between Section 33, Township 38 South, and Section 4, Township 39 South, all in Range 9 East, Willamette Meridian, in City of Klamath Falls, Klamath County, Oregon, which is South 89 degrees 26 minutes west 25 feet from the intersection of said township line with the west line of Owens Street (platted Front Street on the plat of Mills Second Addition) in Klamath Falls, Oregon; thence South 89 degrees 26' west, 280.83 feet along said township line, to the southwest corner of a parcel of land deeded to W.D. Miller by deed recorded in Klamath County Deed Records Vol. 154, Page 164; thence North 0 degrees 45' west, 180 feet; thence North 89 degrees 26' east, 165 feet to the east line of Lot "A" Block 2, Industrial Addition of said Klamath Falls, extended southerly; thence North 0 degrees, 45' west 80.85 feet along the southerly extension of the east line of said Lot "A" to the southwesterly right of way line of the Oregon, California and Eastern Railroad Company's spur track; thence southeasterly along said right of way line, which is the arc of a circle whose radius is 430.69 feet, a distance of 239.6 feet, more or less, to the west line of said Owens Street; thence South 0 degrees 45' east, 22.1 feet along the west line of said street, to the northeast corner of a parcel of land deeded to the City of Klamath Falls, Oregon, said deed being recorded in Klamath County Deed Records, Volume 103, Page 601; thence South 89 degrees 26' west, 25 feet; thence South 0 degrees 45' east, 55 feet to the point of beginning; being a parcel of land in the southeast one quarter of the southwest one quarter of Section 33, Township 38 South, Range 9 East Willamette Meridian, containing 1.278 acres, more or less;

Reserving a sewer easement described as follows:
Beginning at a point which is North 0° 45' West a distance of 55 feet and South 89° 26' West a distance of 23.8 feet from the southwest corner of the southeast quarter of Section 33, Township 38 South, Range 9 East, Willamette Meridian; thence North 50° 46' 40" West a distance of 34.5 feet; thence North 36° 18' 20" East a distance of 8.15 feet to the right of way of the Oregon, California and Eastern Railroad; also beginning at a point which is North 0° 45' West a distance of 89.5 feet and South 89° 15' West a distance of 27.8 feet from the southwest corner of the southeast quarter corner of Section 33, Township 38 South, Range 9 East, Willamette Meridian; thence North 75° 30' 40" West a distance of 298.17 feet more or less to the extended Easterly property line of Adams Street, which is the most westerly property line of the parcel of land sold to Don Miller.

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and also all its right, title and interest in and to the same.

TO HAVE AND TO HOLD the above described and granted premises unto the said W. Don Miller and Ellen Miller, husband and wife, and to their heirs and assigns forever. And the City of Klamath Falls, a Municipal Corporation, grantor above named, does covenant to and with W. Don Miller and Ellen Miller, husband and wife, that it is lawfully seized in fee simple of the above granted premises that the above granted premises are free and clear from all incumbrances, that it will, and its successors and assigns, shall warrant and forever defend the above granted premises, and every part and part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

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IN WITNESS WHEREOF, The City of Klamath Falls, a Municipal Corporation of the State of Oregon, pursuant to an ordinance of its Common Council duly and legally adopted, has caused these presents to be signed by its Mayor and City Recorder and its corporate seal to be hereunto affixed this 19th day of

October, 1961.

Executed in the Presence of:

Margaret C. Harris

CITY OF KLAMATH FALLS, OREGON
BY Robert E. Veatch Mayor
BY Jessie Keller City Recorder

STATE OF OREGON: ss.
COUNTY OF KLAMATH:

BE IT REMEMBERED THAT on this 19th day of October, 1961, before me appeared Robert E. Veatch and Rosie Keller, both to me personally known, who being duly sworn did say that he, said Robert E. Veatch is the Mayor, and that she Rosie Keller, is the City Recorder of the City of Klamath Falls, Oregon the within named corporation; and that the seal affixed to said instrument was signed and sealed on behalf of said corporation by authority of an ordinance duly adopted by its Common Council; and the said Robert E. Veatch, Mayor and Rosie Keller, City Recorder, acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official Notarial seal the day and year first in this, my certificate written.

H. F. Smith
Notary Public for State of Oregon

My Commission Expires May 10 1963

W. Don Miller and Ellen Miller
103 Washington St.,
Klamath Falls, Oregon

Purchase Price: \$3,750.00
Title Insurance to be paid by the City.
Recording Fee and Revenue Stamps to be paid by the purchasers.
Ordinance No. 5226 dated August 14, 1961.

STATE OF OREGON, } ss.
County of Klamath }

Filed for record at request of:

H. F. Smith

on this 13th day of November, A.D., 1970
at 10143 o'clock A M. and duly
recorded in Vol. M70 of Deeds
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WM. D. MILNE, County Clerk

By Phyllis Butler Deputy.
Fee \$3.00

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Return to
H. F. Smith
538 Main
Klamath Falls, Oregon

Notarial seal